

Potential site analysis for site 868, Maes Golau, New Road, Newport

Associated settlement	Countryside
LDP settlement tier	Smaller settlements
Community Council area	Newport
Site area (hectares)	2.23

Site register reference(s) (if proposed as development site for LDP) 3419/SR150

Relationship to designated areas

Within 500 metres of a SAC.

Not within 500 metres of a SPA.

Not within 500 metres of a National Nature Reserve.

Not within 100 metres of a Local Nature Reserve.

Not within 500 metres of a Marine Nature Reserve.

Not within 100 metres of a Woodland Trust Nature Reserve.

Not within 100 metres of a Wildlife Trust Nature Reserve.

Not within 100 metres of Access Land.

Not within 100 metres of a Scheduled Ancient Monument.

Not within 50 metres of a Listed Building.

Within a Historic Landscape Area.

Not within 100 metres of a Historic Garden.

Not within 50 metres of Contaminated Land.

Not within airfield safeguarding zones for buildings under 15m high.

Not within HSE safeguarding zones.

Not within MoD safeguarding zones for buildings under 15m high.

Not within 10 metres of a Tree Protection Order.

Not within 100 metres of ancient or semi-natural woodland.

Underlying Agricultural Land Classification: 4 (1 is Agriculturally most valuable, 5 is least valuable).

Not within a quarry buffer zone.

Not within safeguarded route for roads or cycleways.

No Public Right of Way.

Not a Village Green.

Stage one commentary

Site is not wholly within a Site of Special Scientific Interest; Natura 2000 site; National, Local, Marine, Woodland Trust or Wildlife Trust nature reserve; or Scheduled Ancient Monument.

Does the site pass stage one site criteria tests? **Yes**

Stage two evaluation

Ownership	Mr and Mrs Wilmott		
General overview	This is a field on the southern side of the A487 beyond the eastern extent of the town of Newport. It lies to the south and west of a small group of houses fronting the A487.		
Greenfield or Brownfield/PDL	Greenfield	Estimated number of dwellings	0
Adjoining uses and access	The northern boundary of the site abuts the A487 east of Newport and is separated from it by a hedgebank and trees. The remaining boundaries of the site are the original field boundaries and marked by hedgerows and trees. At the northern edge of the eastern boundary the site abuts the curtilage of one of a small isolated group of properties. It appears that the curtilage of the property has been extended into the north-east corner of the field. Access into the site is via an existing entrance serving the existing property.		
Visible constraints to development	This site is remote from the town of Newport and would constitute development in the countryside.		
Impact on National Park's Special Qualities	The site is within the Mynydd Carningli landscape character area which is dominated by the westward extension of the Preseli Hills topped with an distinctive rocky summit. This forms a distinctive reference point from the north and an impressive visual backdrop. Development of the site would intrude into this distinct and historic landscape and be harmful to the special qualities of the National Park.		
Landscape impact mitigation measures			
Affordable housing capacity assessment			
General notes			
Development planning history			
Planning application history (planning applications within, overlapping or adjacent to the potential site)			
Summary of geological risk (class A is lowest risk, class E is highest risk)	Running sand class B; compressible ground class A; landslide class B; no soluble rocks; shrink swell class B		

Summary of flood risk (from TAN 15)

Not within a TAN 15 zone

Public transport service

Distance from potential sites to selected services in kilometres

Nearest shop	0.96	Nearest doctor	1.07
Nearest pub	0.84	Nearest Dentist	0.69
Nearest primary school	0.96	Nearest secondary school	11.81
Nearest post office	1	Nearest petrol station	5.56
Nearest community hall	0.98	Nearest police station	11.17
Nearest letter box	0.53	Nearest library	11.21
Nearest place of worship	0.89	Nearest cash point	0.99
Nearest sports ground	0.98		

* Distances are in kilometres, 'as the crow flies'

Consultee responses

Consultee	Date of response	Response
Countryside Council for Wales	02/05/2008	No adverse comments received.
Dyfed Archaeology	30/05/2008	No known archaeology but may have an impact upon a registered historic landscape. Sites with known evidence suggesting surviving significant archaeological remains. These areas require further assessment such as a desk – top exercise and site visit to clarify if any areas should be excluded from or retained within the development.
Dwr Cymru	21/07/2008	Sewerage – There is no public sewerage system in this area. Any new development will require the provision of satisfactory alternative facilities for sewage disposal.
Dwr Cymru	21/07/2008	Sewage Treatment - We have numerous Waste Water Treatment Works within the County which are designed to treat foul effluent from residential and commercial/industrial premises. The discharges from each of the Works are licensed by the Environment Agency to meet European Directives. Dependant on the scale of development identified within your proposed Local Development Plan the associated sewerage catchment, and may need to be upgraded as required to accommodate future growth.

Dwr Cymru 21/07/2008 Water Supply – Pembrokeshire Coast National Park is fed from strategic Water Treatment Works in the County. These water treatment works are important assets for Dwr Cymru/Welsh Water (DCWW) in delivering potable water to customers, Commercial, Health & Education premises. DCWW are developing a 25 year water resource plan to meet projected future demands for the County. Based on future demands already shared with us we do not foresee any problems at present in meeting the anticipated domestic demands during the life of the Local Development Plan. Water is a precious resource and in line with Government objectives on sustainable development we would look to promoters of developments to have considered and included where feasible, water efficient devices within buildings and sustainable drainage measures.

Pembrokeshire Highway Authority 04/08/2008 Visibility splays are not achievable along the frontage.

Reasons site is suitable for development

Reasons site is not suitable for development Development of the site would constitute development in the countryside and be harmful to the special qualities of the National Park.

Does the site pass stage two tests? No **Proposed use** Housing